

EXHIBIT 17

Phase 1 Cultural Resources Survey		\$	9,860	0.05	\$	9,860	0.05	\$	19,719	\$	19,719
Budgeted Estimates of Review Fees and Process		\$	5,500	0.03	\$	5,500	0.03	\$	11,000	\$	11,000
Sammis Early Grading Plan		\$	43,810	0.21	\$	43,810	0.21	\$	87,620	\$	87,620
Sammis Final Site Plan		\$	89,890	0.44	\$	89,890	0.44	\$	179,780	\$	179,780
Boundary Line Adjustment		\$	4,100	0.02	\$	4,100	0.02	\$	8,200	\$	8,200
Hydraulic Analysis		\$	4,530	0.02	\$	4,530	0.02	\$	9,060	\$	9,060
Subdivision and Easement Plat		\$	6,850	0.03	\$	6,850	0.03	\$	13,700	\$	13,700
NOVEC Ductbank Plan for Data Center		\$	13,125	0.06	\$	13,125	0.06	\$	26,250	\$	26,250
Fiber Ductbank Plan		\$	11,880	0.06	\$	11,880	0.06	\$	23,760	\$	23,760
VSWP/SWPPP Booklet for EGP		\$	3,150	0.02	\$	3,150	0.02	\$	6,300	\$	6,300
Temporary VDOT Land Use Permit		\$	2,050	0.01	\$	2,050	0.01	\$	4,100	\$	4,100
Permanent VDOT Land Use Permit		\$	4,395	0.02	\$	4,395	0.02	\$	8,790	\$	8,790
Bond Coordination and Process for EGP		\$	5,215	0.03	\$	5,215	0.03	\$	10,430	\$	10,430
Meetings, Coordination, & Application Support Services		\$	7,500	0.04	\$	7,500	0.04	\$	15,000	\$	15,000
Construction Administration		\$	11,500	0.06	\$	11,500	0.06	\$	23,000	\$	23,000
Phase 2		\$	10,000	0.05	\$	10,000	0.05	\$	20,000	\$	20,000
Materials Testing		\$	150,000	0.73	\$	150,000	0.73	\$	300,000	\$	300,000
Construction Loan Interest		\$	1,122,086	5.49	\$	1,122,086	5.49	\$	2,244,171	\$	2,244,171
Loan Origination Costs											
Loan Origination	2.0%	\$	596,732	2.92	\$	596,732	2.92	\$	1,193,465	\$	1,193,465
Other Lender Charges		\$	12,500	0.06	\$	12,500	0.06	\$	25,000	\$	25,000
Appraisal		\$	10,000	0.05	\$	10,000	0.05	\$	20,000	\$	20,000
Lender/Admin Fees/Bank Fees		\$	50,000	0.24	\$	50,000	0.24	\$	100,000	\$	100,000
Intra Links Data Room Expense		\$	12,500	0.06	\$	12,500	0.06	\$	25,000	\$	25,000
Title Work		\$	225,000	1.10	\$	225,000	1.10	\$	450,000	\$	450,000
Legal/Processing		\$	250,000	1.22	\$	250,000	1.22	\$	500,000	\$	500,000
Wrap Administrator		\$	3,750	0.02	\$	3,750	0.02	\$	7,500	\$	7,500
Taxes, Insurance and Debt Service Prior to Construction		\$	5,495	0.03	\$	5,495	0.03	\$	10,990	\$	10,990
Unfunded Commitment Fee		\$	16,622	0.08	\$	16,622	0.08	\$	33,244	\$	33,244
Entitlement Fee (% of Hard and Soft Costs)	3.5%	\$	1,169,664	5.72	\$	1,168,201	5.72	\$	2,337,866	\$	2,337,866
Miscellaneous		\$	40,000	0.20	\$	40,000	0.20	\$	80,000	\$	80,000
Asset Management Fee	1.0%										
Chiles Capital	1.0%	\$	253,729	1.24	\$	251,738.60	1.23	\$	503,467.60	\$	503,467.60
Contingency	5%	\$			\$			\$		\$	
		\$	5,328,314	26.07	\$	5,286,511	25.86	\$	10,950,487	\$	10,950,487
SUBTOTAL DEVELOPMENT COSTS											
TOTAL DEVELOPMENT COSTS											
		\$	37,064,460	181.33	\$	37,027,656	181.12	\$	74,591,548	\$	74,591,548



Building 1

Year	Annual	Monthly	PSF
1	\$2,483,319	\$206,943	\$12.15
2	\$2,520,569	\$210,047	\$12.33
3	\$2,558,377	\$213,198	\$12.52
4	\$2,596,753	\$216,396	\$12.70
5	\$2,635,704	\$219,642	\$12.89
6	\$2,675,240	\$222,937	\$13.09
7	\$2,715,368	\$226,281	\$13.28
8	\$2,756,099	\$229,675	\$13.48
9	\$2,797,440	\$233,120	\$13.69
10	\$2,839,402	\$236,617	\$13.89
11	\$2,881,993	\$240,166	\$14.10
12	\$2,925,223	\$243,769	\$14.31
13	\$2,969,101	\$247,425	\$14.53
14	\$3,013,638	\$251,136	\$14.74
15	\$3,058,842	\$254,904	\$14.96
		\$0	\$0.00

Building 2

Year	Annual	Monthly	PSF
1	\$2,480,518	\$206,710	\$12.14
2	\$2,517,726	\$209,810	\$12.32
3	\$2,555,492	\$212,958	\$12.50
4	\$2,593,824	\$216,152	\$12.69
5	\$2,632,731	\$219,394	\$12.88
6	\$2,672,222	\$222,685	\$13.07
7	\$2,712,306	\$226,025	\$13.27
8	\$2,752,990	\$229,416	\$13.47
9	\$2,794,285	\$232,857	\$13.67
10	\$2,836,199	\$236,350	\$13.88
11	\$2,878,742	\$239,895	\$14.08
12	\$2,921,923	\$243,494	\$14.29
13	\$2,965,752	\$247,146	\$14.51
14	\$3,010,239	\$250,853	\$14.73
15	\$3,055,392	\$254,616	\$14.95
		\$0	\$0.00

Construction Start Date 9/1/2018
Construction Completion Date 4/30/2019

9/30/2019

Leasing Fee 2.00% 1,656,148
Building 1 \$41,427,067
Building 2 \$41,380,342
Building 3 \$0
Building 4 \$0
Total \$82,807,409